

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

Lounge
14'11 x 12'05 (4.55m x 3.78m)

Sitting Room/Play Room
13'10 x 10'04 (4.22m x 3.15m)

Dining Kitchen
21'02 x 9'11 max (6.45m x 3.02m max)

Downstairs Cloakroom

Landing

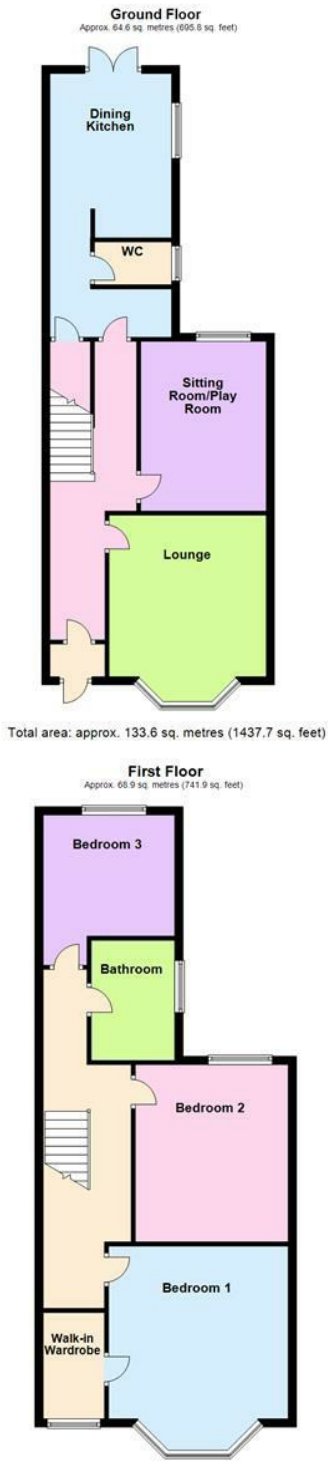
Bedroom One
15'05 x 14'03 (4.70m x 4.34m)

Walk In Wardrobe
8'06 x 3'02 (2.59m x 0.97m)

Bedroom Two
13'11 x 12' (4.24m x 3.66m)

Bedroom Three
11'11 x 10'1 mxx (3.63m x 3.07m mxx)

Bathroom
9'11 x 6'02 (3.02m x 1.88m)

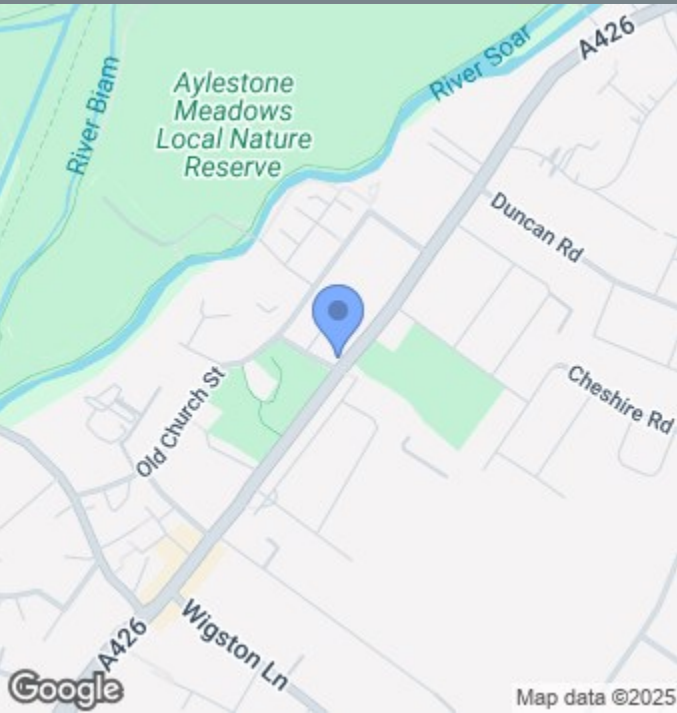


OVERVIEW

- Beautiful & Spacious Family Home
- Great Location & With Original Features
- Porch & Entrance Hall
- Lounge & Sitting Room/Play Room
- Family Dining Kitchen
- Downstairs Cloakroom
- Three Bedrooms & Modern Bathroom
- Driveway & Fabulous Garden
- Viewing Is Essential
- EER - D, Freehold, Tax Band - B

LOCATION LOCATION....

Aylestone Village is a quaint & historic enclave located in Leicester, offering a captivating glimpse into the past with its rich heritage & picturesque charm. Situated at the junction of the River Soar & the Grand Union Canal, this area is a hidden gem, known for its period cottages & peaceful waterways that are tucked away from the hustle & bustle of modern life. The village is steeped in history, with St. Andrew's Church dating back to the 13th century, adding to the area's historical significance. The area's proximity to the river & canal adds to its appeal, providing scenic views & a tranquil setting that is perfect for leisurely walks & picnics. Aylestone is close to surrounding motor ways & Fosse Shopping Park & has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants & pubs. Old Aylestone Village is more than just a place, it's a living museum that encapsulates the essence of Leicester's past. With its well-preserved architecture, rich history & community spirit, it stands as a testament to the enduring appeal of traditional English villages.



THE INSIDE STORY

Welcome to your dream family home, a deceptively spacious haven nestled in a highly regarded location. This charming residence boasts an abundance of original features that add character & warmth to every corner. As you step onto the inviting porch, you are greeted by the elegance of beautiful tiled flooring that extends into the entrance hall, setting the tone for the rest of the house. The lounge, with its bay window to the front, is a cosy retreat, perfect for relaxing by the open fire on chilly evenings. The versatile sitting room or playroom, complete with a feature fireplace and a charming window that floods the space with natural light can be utilised to suit your needs. The heart of the home is the family dining kitchen, a bright & airy space that seamlessly combines functionality with style. French doors open up to the garden, allowing for a seamless transition between indoor & outdoor living. Whether you're hosting a dinner party or enjoying a quiet family meal, this space is sure to impress with its thoughtful design & inviting atmosphere. Downstairs, you'll also find a convenient cloakroom, adding to the practicality of this home. As you make your way upstairs, the landing leads you to three generously sized bedrooms. The primary bedroom is a true sanctuary, featuring a walk-in wardrobe & an original fireplace. Bedroom two also boasts an original fireplace, adding a touch of history & charm. The stunning bathroom is a true highlight, offering a luxurious four-piece suite including a bath, wash hand basin, WC & walk-in double shower. This space is designed for relaxation & rejuvenation, providing a spa-like experience in the comfort of your own home. Outside, the driveway provides ample parking space, while the lovely rear garden is perfect for alfresco dining & entertaining. With a patio & lush lawn, this outdoor oasis is ideal for enjoying the warmer months & creating lasting memories with family and friends.

